

# *The Changing Landscape: Partnering to Create Sustainable Communities*

## **A Developer's Perspective: The Sustainable Fellwood Project in Savannah, Georgia**

**Denis Blackburne, LEED AP  
The Woda Group, LLC  
Savannah**

# Presentation Outline

- **The Woda Group, LLC**
- **Sustainable Fellwood: Case study**
- **What makes this development sustainable?**
- **Did partnering work?**
- **Lessons learned**



**woda**  
*Opening New Doors*  
Development  
Construction  
Management

# The Woda Group, LLC

Development  
Construction  
Property Management  
Design



# The Woda Group, LLC

- **National Leader in Development of Affordable Housing**
- **Headquartered in Westerville, OH**
- **Southeast Office in Savannah, GA**
- **Design, Construction and Property Management**
- **11 states**
- **Over 150 properties**
- **6000 units**



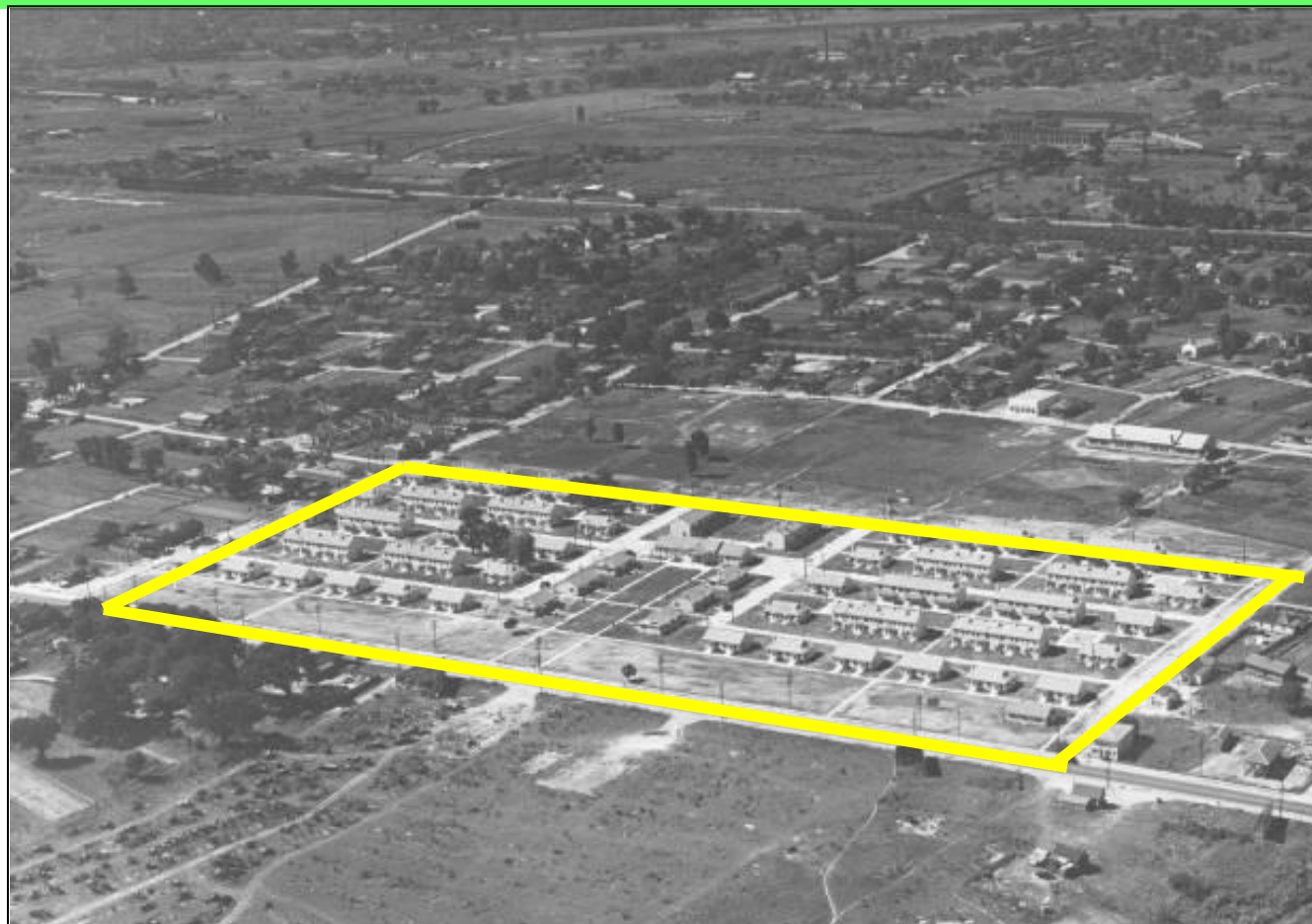




# Sustainable Fellwood

# Fellwood Homes

1939



# Fellwood Homes

*Circa 1940*



# Fellwood Homes

*July 7, 1941*





# Fellwood Homes

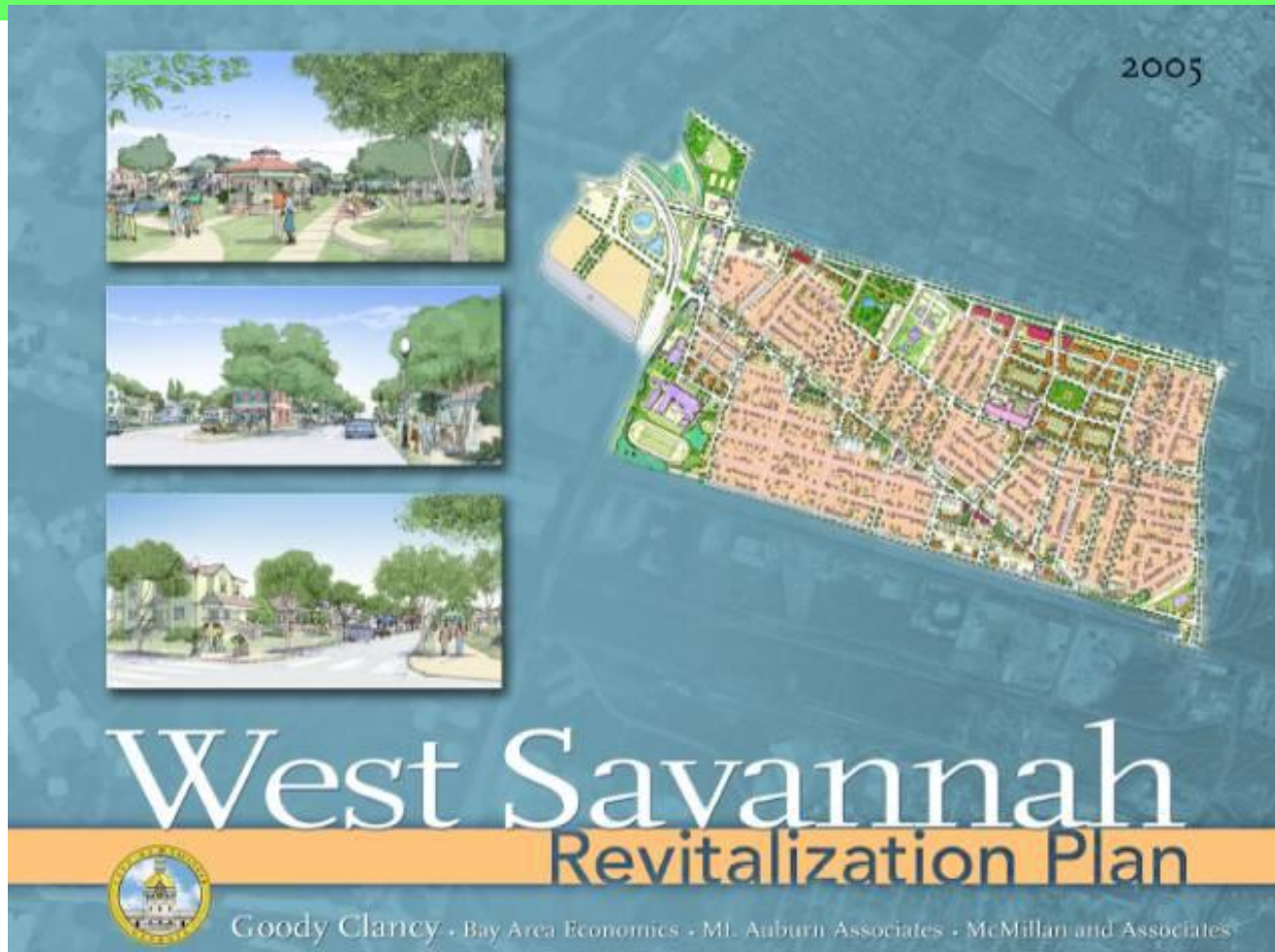
*April 15, 1949*



# Fellwood Homes



# Revitalization Plan





# Community Stakeholder Involvement





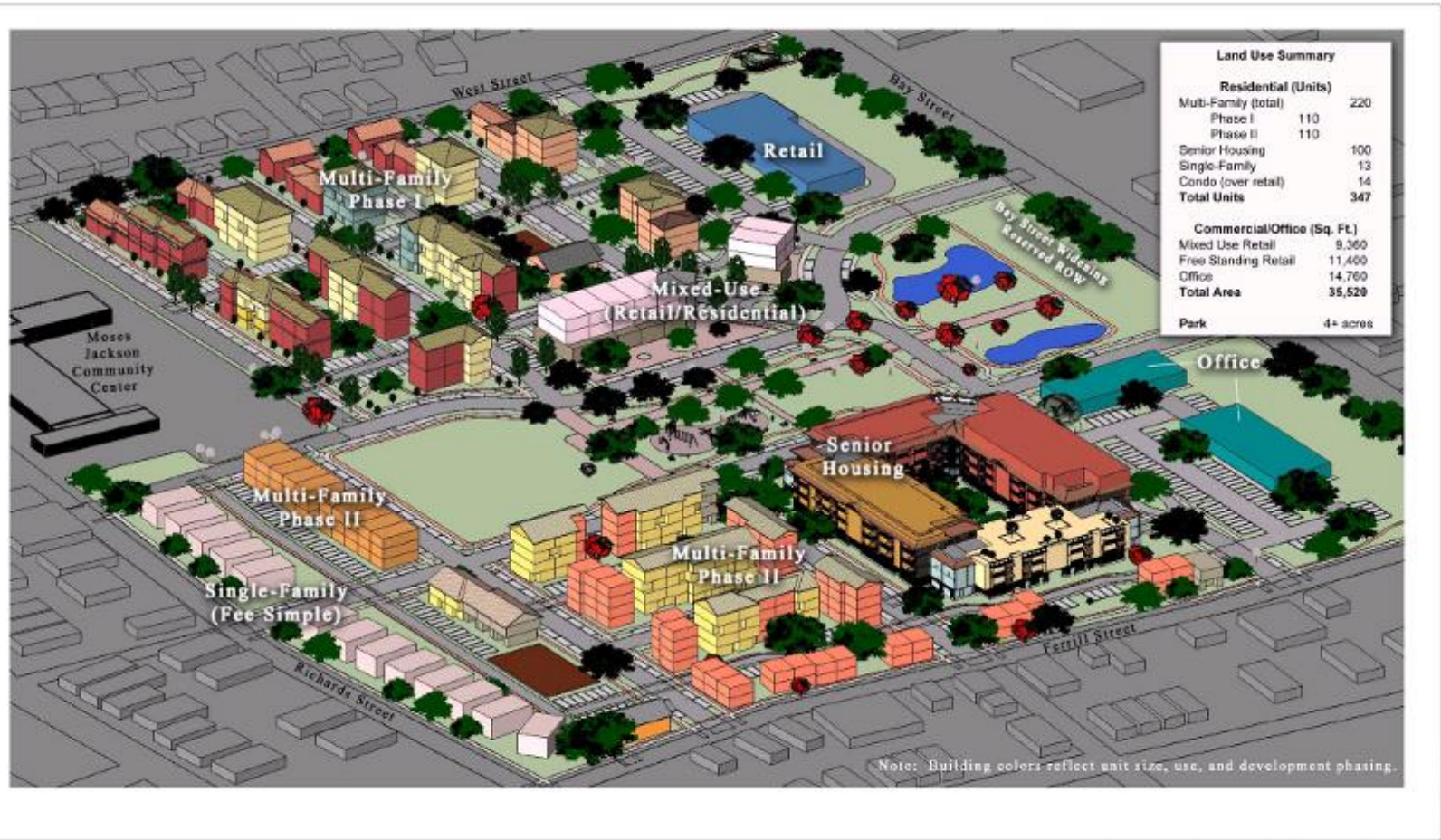
# Sustainable Fellwood Facts

- **26 acres site (100% previously developed)**
- **3 Phased redevelopment project**
  - **110 multi-family units**
  - **110 multi-family units**
  - **100 senior housing units**
- **Private Ownership (13 single family homes)**

# Sustainable Fellwood Facts (Continued)

- **Mixed Income:**
  - **Public Housing**
  - **Tax Credit Income Restricted units**
  - **Market Rentals**
- **Mixed Use: Residential, Retail, Office & Recreation**
- **Public and Private Funding**
- **Rental & Ownership**
- **35,000 sf commercial**
- **4 acres Green space**

# SUSTAINABLE FELLWOOD MASTERPLAN



# What Makes Sustainable Fellwood Different?

***...developed with a vision to redefine affordable housing resulting in an energy efficient and healthier property!***



# Sustainability Goals

**Sustainable Fellwood would participate in:**

- 1. LEED for Neighborhood Development**
- 2. LEED for Homes**
- 3. EarthCraft Coastal Communities**
- 4. EarthCraft Homes**
- 5. Enterprise Green Communities**
- 6. EnergyStar**

# Design Considerations

## Complete Evaluation of the 150 Trees on Site



# Sustainable Initiatives

## Panelized Construction





# Construction Waste Management



**601 tons of Construction Waste Recycled 77%**



# Behind the Walls



## Blown Cellulose Insulation

# Window Sealing



Windows caulked and foamed + insulated headers

# Energy Efficiency

- **14 SEER Heat Pumps**
- **Pin-Based Fluorescent Lighting**
- **EnergyStar Dishwashers, Refrigerators, Bath & Ceiling Fans**
- **High Efficiency Hot Water Heaters (EF .92+)**





# Testing



**Each unit was Blower door tested for air leaks**



# Water Savings

## Reduced water use

- > Low flow water fixtures (35% less)
- > Dual Flush toilets (0.8/1.6 gpf)
- > Faucet Aerators (1.0 gpm)
- > Showerheads (1.5 gpm)



# Indoor Air Quality

## Low VOC Products



## Interior & Exterior Ductwork Sealed

# Sustainable Materials Used

- Local brick
- Local wood for framing
- 100% synthetic gypsum
- 25% fly-ash in concrete



# Financing

- LIHTC (Federal & State)
- Housing Authority of Savannah (HUD)
- TCAP (Phases 2 & 3)
- Exchange Funds (Phase 3)
- Debt
- Grants
  - Home Depot
  - Kresge Foundation
  - Enterprise Communities





# Sustainable Fellwood today





# Lessons Learned

- ***Team***
- ***Partnership***
- ***Vision***
- ***Involvement***



# GETTING THE RIGHT TEAM TOGETHER



Team for Phase 2 & 3

# Have a Strong Vision!





# Community Stakeholder Involvement is Key



# Sustainable Development has the Power to Transform



Questions?

Denis Blackburne

[dblackburne@wodagroup.com](mailto:dblackburne@wodagroup.com)

[www.wodagroup.com](http://www.wodagroup.com)

912 224 2169